



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 01/13/2005
PAGE: 1 of 1

SUBJECT: C14-04-0170 - San Jose Catholic Church - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 2510 South 1st Street (East Bouldin Creek Watershed) from family residence (SF-3) district zoning to limited office-conditional overlay (LO-CO) district zoning and general office-conditional overlay (GO-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant limited office-conditional overlay (LO-CO) district zoning and general office-conditional overlay (GO-CO) combining district zoning. Applicant: San Jose Catholic Church (Father Tom Frank). Agent: LOC Consultants (Sergio Lozano-Sanchez). City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT: and Zoning **AUTHORIZATION:** Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0170 (San Jose Catholic Church) **Z.A.P. DATE:** December 7, 2004

ADDRESS: 2510 S. 1st Street

OWNER/APPLICANT: San Jose Catholic Church
(Father Tom Frank, 444-7587)

AGENT: LOC Consultants
(Sergio Lozano-Sanchez, 499-0908)

ZONING FROM: SF-3

TO: LO-MU and GR-MU

AREA: 3.986 acres

SUMMARY STAFF RECOMMENDATION:

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day. The applicant has agreed to these conditions.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

December 7, 2004: Approved GR-CO for the lot depth along S. 1st Street with permitted Civic uses and permitted NO uses. LO-CO with staff conditions for the remainder of the tract. [M.W; J.M 2ND] (8-0) C.H – INELIGIBLE TO VOTE

DEPARTMENT COMMENTS:

The site is a currently undeveloped site zoned SF-3. To the south is commercial frontage along South 1st Street, with GR and LO zoning and single family residences (SF-3) in the rest of the neighborhood. To the east, across the street, is Gillis Park and the South Austin Multi-purpose Center.

(See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day.

The applicant has requested LO zoning to extend the parking area of the church and GR zoning to construct a community center/gymnasium.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Undeveloped
<i>North</i>	SF-3, LO, CS and CS-1	Undeveloped, restaurant, liquor store
<i>South</i>	LO and SF-3	Office and Single Family Homes
<i>East</i>	P-NP	Gillis Park and South Austin Multi-purpose Center
<i>West</i>	LO-CO	Undeveloped

AREA STUDY: N/A

TIA: N/A

WATERSHED: East Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED NEIGHBORHOOD ORGANIZATIONS:

- Terrell Lane Interceptor Association (300)
- Galindo Elementary Neighborhood Association (904)
- South Central Coalition (498)
- Austin Neighborhoods Council (511)

SCHOOLS: (AISD)

Dawson Elementary School Fulmore Middle School Travis High School

CASE HISTORY

There is a site plan currently under review for this property (SP-04-0373C) which provides for the construction of a detention pond to serve the existing use of the church and associated parking.

There is a subdivision currently under review for this property (C8-04-0112.0A), which intends to resubdivide 4 lots, consisting of 3.7 acres.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
South First	70'	60'	Minor Arterial
Herndon Lane	60'	35'	Local

CITY COUNCIL DATE: Jan, 13, 2005

ACTION:

ORDINANCE READINGS: 1st

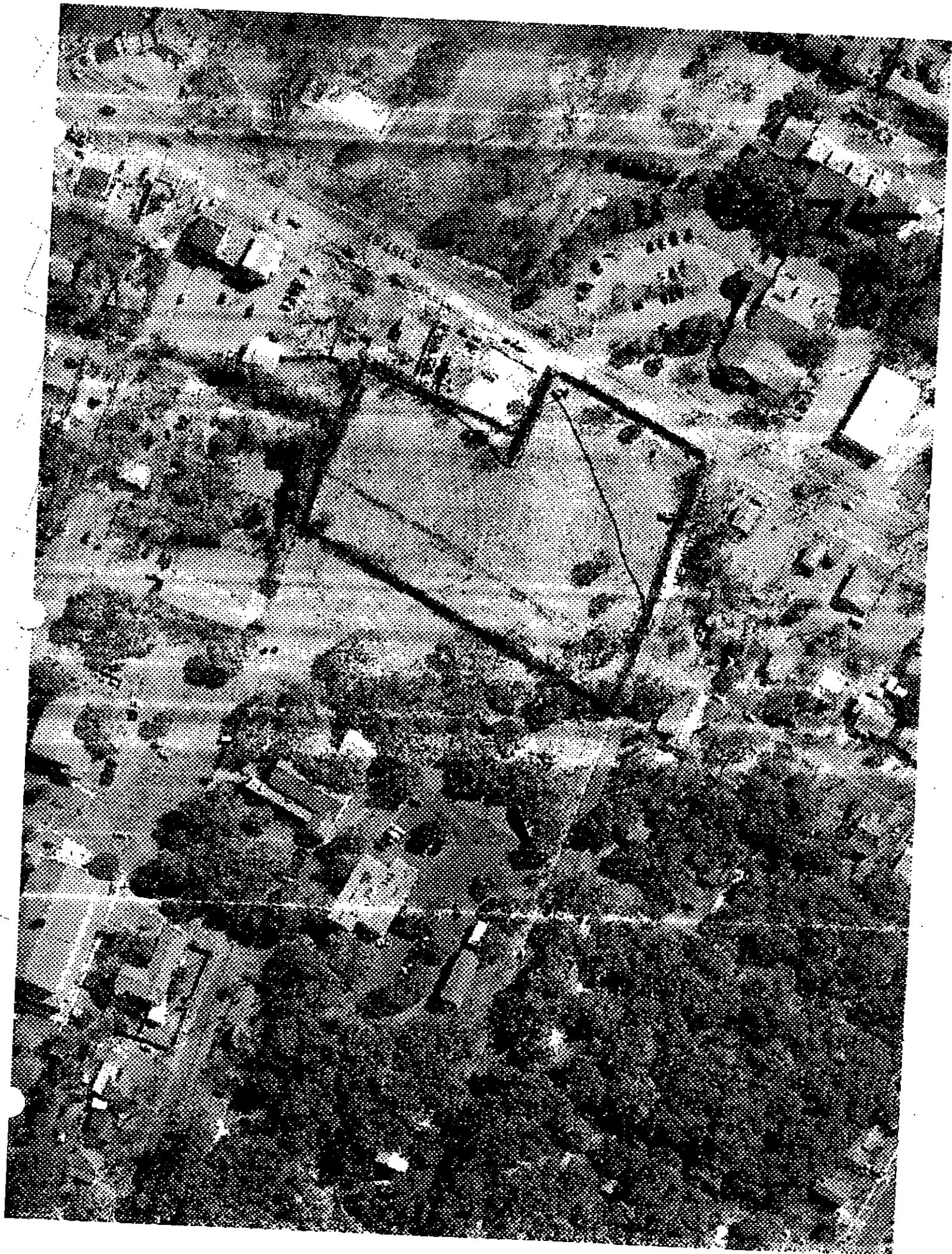
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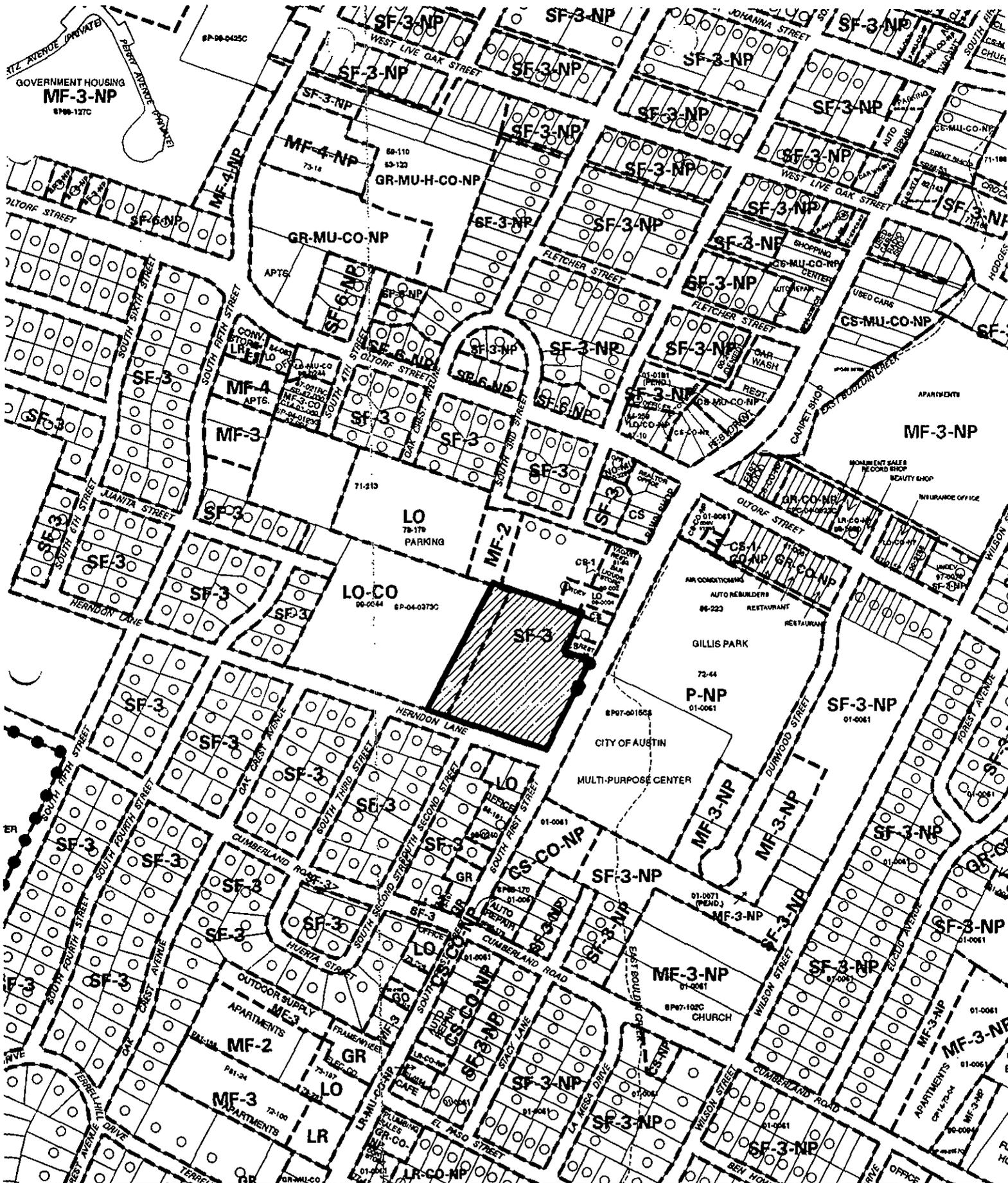
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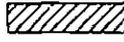
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330





<p>  SUBJECT TRACT  PENDING CASE  ZONING BOUNDARY  CASE MGR: R. HEIL </p>	<p align="center"> ZONING </p> <p> CASE #: C14-04-0170 ADDRESS: 2510 S 1ST ST SUBJECT AREA (acres): 3.986 </p> <p align="right"> DATE: 04-10 INTLS: SM </p>	<p> CITY GRID REFERENCE NUMBER H20 </p>
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SUMMARY STAFF RECOMMENDATION**C14-04-0170**

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day. The applicant has agreed to these conditions.

EXISTING CONDITIONS**Site Characteristics**

The site is a currently undeveloped site zoned SF-3. To the south is commercial frontage along South 1st Street, with GR and LO zoning and single family residences (SF-3) in the rest of the neighborhood. To the east, across the street, is Gillis Park and the South Austin Multi-purpose Center.

(See Exhibit A - Zoning Map and Exhibit B, 2003 Aerial Photograph).

Staff alternatively recommends rezoning from Single Family Residence (SF-3) to Limited Office-Mixed Use (LO-MU-CO) and Community Commercial-Mixed Use Conditional Overlay (GR-MU-CO) with the conditional overlays limiting trips to less than 2000 per day.

The applicant has requested LO zoning to extend the parking area of the church and GR zoning to construct a community center/gymnasium.

Site Plan

There is a site plan currently under review for this property (SP-04-0373C) which provides for the construction of a detention pond to serve the existing use of the church and associated parking.

There is a subdivision currently under review for this property (C8-04-0112.0A), which intends to resubdivide 4 lots, consisting of 3.7 acres.

Compatibility Standards

The site is subject to compatibility standards. Along the south property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to 6370 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis has been waived as the applicant has agreed to limit trips to less than 2000 per day.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
South First	70'	60'	Minor Arterial
Herndon Lane	60'	35'	Local

- There are existing sidewalks along S. 1st Street
- Cumberland Road is classified in the Bicycle Plan as a Priority Barrier to Travel Bike Route.
- Capital Metro bus service is available along South First.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria and specifications.

The landowner must pay all required water and wastewater utility tap permit, impact, construction inspection, and utility plan review fees.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

A minor portion of the site falls within the 100-year floodplain.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Environmental - Stormwater Detention

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

**CITY ZONING AND PLATTING
COMMISSION
December 7, 2004 [ANNOTATED]
One Texas Center
505 Barton Springs Road
Conference Room 325**

CALL TO ORDER – 6:00 P.M.

COMMENCED: 6:10 P.M.

ADJOURNED: 8:45 P.M.

- _____ Betty Baker - Chair
- _____ John Philip Donisi
- _____ Jay Gohil
- _____ * Clarke Hammond – Secretary

- _____ Melissa Whaley Hawthorne- Assist. Sec.
- _____ Keith Jackson - Parliamentarian
- _____ Joseph Martinez – Vice-Chair
- _____ Janis Pinnelli
- _____ Teresa Rabago

* Ineligible to vote

CONDUCT OF PUBLIC HEARINGS

1. Chair announces request.
2. Staff presents a summary of the case.
3. Chair calls on those FAVORING the request.
4. Applicant's presentation (5 minutes).
5. Others favoring the request (3 minutes).
6. Chair calls on those OPPOSING the request.
7. Primary presentation (5 minutes).
8. Others opposing the request (3 minutes).
9. Applicant is given opportunity to answer objections stated. (3 minutes)
10. Staff summation and questions from the Commission.
11. The public hearing on a zoning case may be closed and no further testimony is taken from the public.
12. If the public hearing is closed, the Commission shall make a recommendation to the City Council within 14 days or the case will be forwarded to the City Council without a recommendation. (Section 25-2-282).

All of the following items may be acted upon by one motion. The Commission does not consider items earlier than the time stated on the agenda; "Other Business" items can be taken at any time. After the posted time, the Commission Chairperson may announce the item and, if there is no opposition, the item may be taken "by consent" for approval without discussion.

CITIZENS WISHING TO SPEAK BEFORE THE COMMISSION MUST REGISTER BY SIGNING A LIST AT THE ENTRANCE (RED BOOK).

Any interested party aggrieved by a decision of the Zoning & Platting Commission on a Hill Country Site Plan, Conditional Use Permit, Replacement Site Plan, or a Preliminary Subdivision Plan with an environmental variance may only appeal the Commission's decision to the City Council. The notice of appeal must be submitted in writing on a form provided by the Director of Neighborhood Planning & Zoning Department within fourteen (14) days following the decision of the Zoning & Platting Commission.

4. **Rezoning:** C14-04-0178 - **Monroe Zoning Change**
Location: 10816 Crown Colony Drive, Onion Creek Watershed
Owner/Applicant: Rick M. Monroe
Agent: N/A
Request: I-SF-2 to LR
Staff Rec.: **Alternate recommendation: LR-CO**
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

APPROVED LR-CO ZONING; PROHIBIT DRIVE-THRU SERVICES; BY CONSENT.
[J.M; J.G 2ND] (8-0) C.H – INELIGIBLE TO VOTE

5. **Rezoning:** C14-04-0179 - **Big 4**
Location: 8602 Cullen Lane, Onion Creek Watershed
Owner/Applicant: Jim Pallas
Agent: Bennett Consulting (Jim Bennett)
Request: DR to CS
Staff Rec.: **Pending**
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

POSTPONED TO 01/18/05 (NEIGHBORHOOD & STAFF)
[J.M; J.G 2ND] (8-0) C.H – INELIGIBLE TO VOTE

6. **Rezoning:** C14-04-0170 - **San Jose Catholic Church**
Location: 2510 S. 1st St, East Bouldin Creek Watershed
Owner/Applicant: San Jose Catholic Church (Father Tom Frank)
Agent: LOC Consultants (Sergio Lozano-Sanchez)
Request: SF-3 to LO-MU and GR-MU
Staff Rec.: **SF-3 to LO-MU and GR-MU**
Staff: Robert Heil, 974-2330, Robert.Heil@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

APPROVED GR-CO FOR THE LOT DEPTH ALONG S. 1ST STREET; WITH PERMITTED CIVIC USES & PERMITTED NO (NEIGHBORHOOD OFFICE) USES.

LO-CO WITH STAFF CONDITIONS; FOR THE REMAINDER OF THE TRACT.

[M.W; J.M 2ND] (8-0) C.H – INELIGIBLE TO VOTE